

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE MUSLIM COUNCIL OF BOSTON,
INC., DISPOSITION PARCEL R-14 IN THE CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA PROJECT NO. MASS. R-129**

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Muslim Council of Boston, Inc. has expressed an interest and submitted a satisfactory proposal for the development of Disposition Parcel R-14 in the Campus High School Urban Renewal Area; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Muslim Council of Boston, Inc. be, and hereby is, tentatively designated as Redeveloper of Parcel R-14 in the Campus High School Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposition transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within one hundred and eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

4. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized to execute and deliver a License Agreement with Muslim Council of Boston, Inc. for early entry to Parcel R-14 for the purpose of test borings, site surveys, and security. Furthermore, said License shall include the provision that the authority shall be named as additional insured, as well as incorporate the Authority's usual requirements.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers Statement for Public Disclosure" (Federal Form H-6004).

LOCATION MAP



Parcel R-14

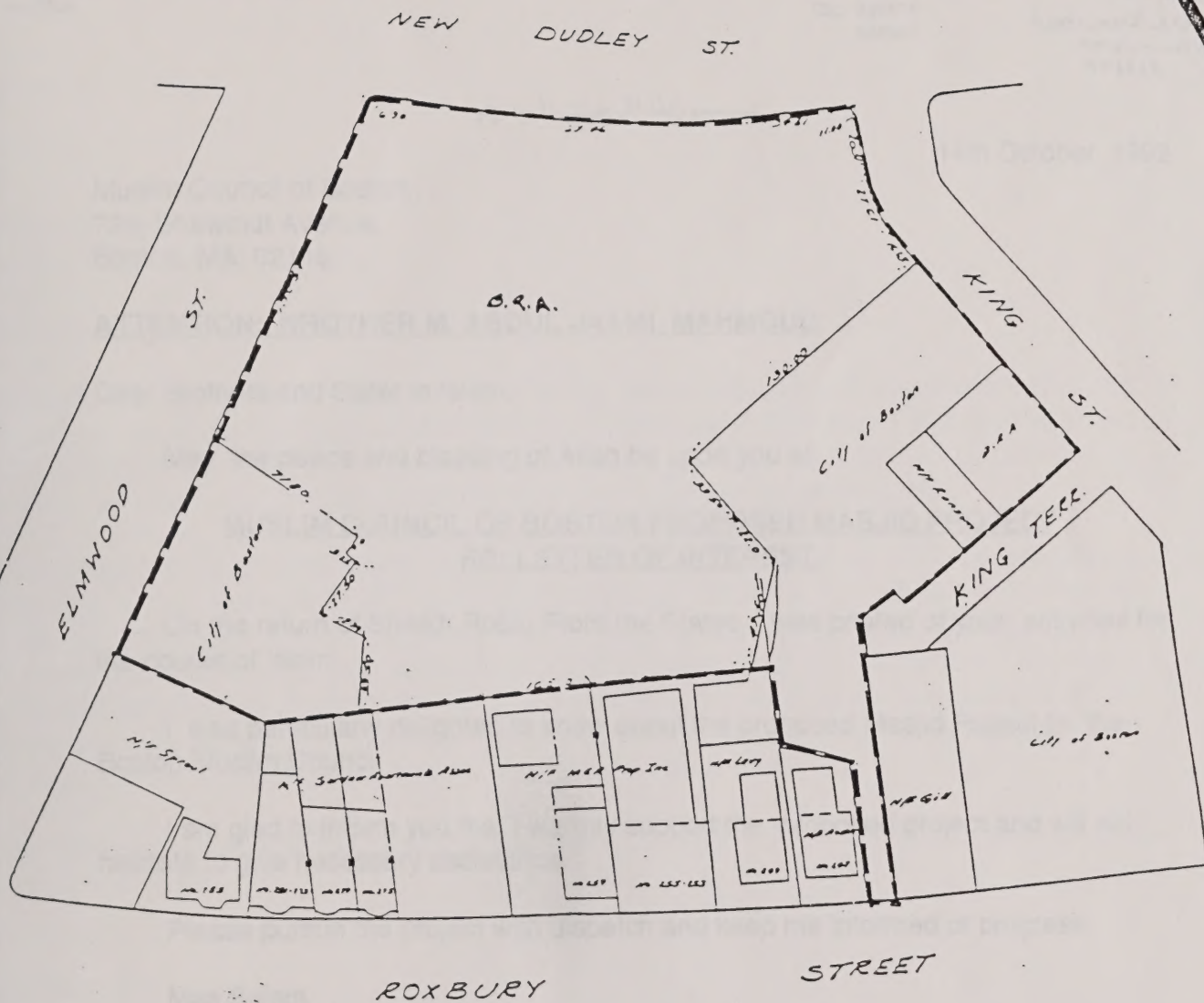
Police HQ

Campus High School

Ruggles Center

Roxbury Post Office

Dudley Station



BOSTON (Roxbury), MASS
 Scale: 30 feet to an inch

Larger Scale Version of Plan on file at BRA



شيخ الإسلام والطريقة الخليفة العام المقدم محمد الأول

البروفسور في الإسلام

**Shaekul Islam Watoriqat Al'Khalifatil Haam
Al'Mukadam Muhammadu'l Awwal**

PROFESSOR IN ISLAM

PALACE.

1. AJEGUNLE ROAD,
OMUPO,
KWARA STATE
NIGERIA.

قصر الشيخ ومكتبه

رقم ١، شارع أيجونلي أوموبو
ولاية كواره - نيجيريا

OFFICE & RESIDENCE.

2. IRETI OLUWA ST.,
P. O. BOX 2179,
OSHODI, LAGOS.
TEL: 935616
934544

مكتب الشيخ ومكتبه

٢ شارع اريتى اولووا
ص. ب - ٢١٧٩
اوشودي - لاغوس - نيجيريا
الهاتف ٩٣٥٦١٦
٩٣٤٥٤٤

بسم الله الرحمن الرحيم

14th October, 1992.

Muslim Council of Boston,
724, Shawmut Avenue,
Boston, MA. 02119.

ATTENTION: BROTHER M. ABDUL JAAMI MAHMOUD

Dear Brothers and Sister in Islam,

May the peace and blessing of Allah be upon you all.

MUSLIM COUNCIL OF BOSTON PROPOSED MASJID PROJECT
RE: LETTER OF INTEREST.

On the return of Sheikh Robiu From the States, I was briefed of your activities for the course of Islam.

I was particularly delighted to know about the proposed Masjid Project for the Boston Muslim Council

I am glad to inform you that I warmly support the proposed project and will not hesitate to give necessary assistance.

Please pursue the project with dispatch and keep me informed of progress.

Maa Salam.

Yours - in - Islam,

SHAEKUL ISLAM MUHAMADU'L AWWAL

HIGHLAND PARK SPZAC

November 18, 1992

Garrett Saunders
Roxbury Neighborhood Council

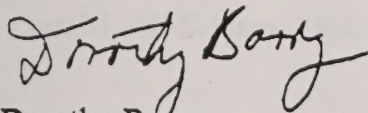
Dear Mr. Saunders:

The Highland Park SPZAC, at its 11/16/92 meeting, enthusiastically and unanimously approved the designation of the Muslim Council of Boston as developer of the Campus High School Urban Renewal Parcel R-14, with the one stipulation that the proceeds from the sale of the land be given to the Hawthorne Youth and Community Center for expansion purposes.

The Highland Park SPZAC would also like for the City of Boston to consider transferring ownership of, or stewardship of, the White Playground, which is not utilized and abuts the parcel, to the Muslim Council of Boston for the purpose of supplying more parking space in the lower section. The SPZAC would like for the perimeter of the playground to remain landscaped space along Roxbury Street. This suggestion, however, is not a stipulation for the designation. We suggest it only because we believe that this transfer would be beneficial to both the Highland Park neighborhood and to the Muslim Council of Boston.

If you have any questions, you may reach me during the day at (617) 732-2814 or in the evening at (617) 445-5445.

Sincerely yours,



Dorothy Barry
Co-Chairperson
Highland Park SPZAC

cc: Muhammed Ali Salaam. Boston Redevelopment Authority
Nathan Sabir, President, Muslim Council of Boston

ROXBURY NEIGHBORHOOD COUNCIL
2406 WASHINGTON STREET
ROXBURY, MASSACHUSETTS 02119

December 3, 1992

Mr. Nathan A. Sabir
Muslim Council of Boston, Inc.
P.O. Box 190998
Roxbury, MA 02119

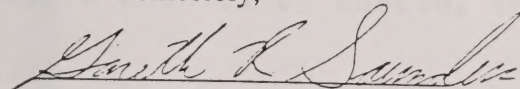
Dear Mr. Sabir:

On behalf of the Roxbury Neighborhood Council, I would like to inform you that your development proposal to construct the Islamic Institute of Boston on Campus High School Urban Renewal Area Parcel R-14, received the unanimous endorsement of the RNC at its meeting on December 1, 1992.

Please keep the RNC informed of your progress and if we can be of further assistance don't hesitate to ask.

Good luck!

Sincerely,


Gareth R. Saunders, Chairman

cc: M. Ali-Salaam, BRA

Parcel 18+ Task Force, Inc.

December 14, 1992

Mr. Clarence Jones, Chairman
Boston Redevelopment Board
1 City Hall Square
Boston MA 02111

RE: Campus High School U.R.A. PARCEL R-14

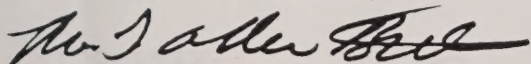
Dear Mr. Jones:

The Parcel 18 Task Force endorses the Muslim Council of Boston, Inc. for tentative designation for the development of Parcel R-14. We further support the taking of the parkland, The White Trust Fund has oversight of this park which is in need of repair and maintenance, for development of additional parking and landscaping to the project.

The Task Force raises concerns of traffic, parking, and design of the project and urges the BRA Board to review these aspects of the project. A community review should be held prior to final designation.

The Task Force urges the Board to vote favorable for tentative designation of the Muslim Council of Boston, Inc. for development of Parcel R-14.

Respectfully yours,



Rev. T. Allen Bethel, Chairman
Parcel 18 Task Force



Boston City Council

Bruce C. Bolling
635-4211

December 18, 1992

Nathan A. Sabir, President
Muslim Council of Boston, Inc.
P.O. Box 190998
Roxbury, MA 02119

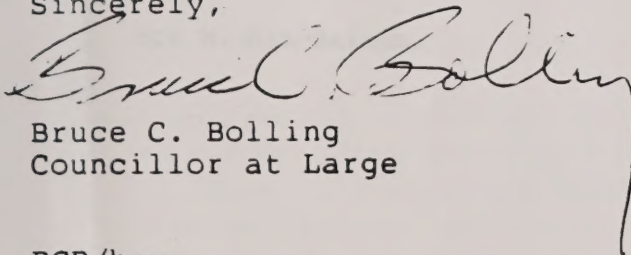
Dear Mr. Sabir:

I am writing in support of the Muslim Council of Boston's proposal to develop an Islamic Institute on parcel R-14 in Roxbury.

As I understand it, the MCB is proposing that The Islamic Institute of Boston be a center for the study of Islamic Law and Religion. The Mosque would be open for worship on a daily basis with a capacity for approximately 800 persons. I am impressed with your outreach efforts to gain community support for the project, including receiving endorsements from the Highland Park Planning and Zoning Advisory Committee, the Roxbury Neighborhood Council and the Parcel 18+ Task Force.

I fully support the development of an Islamic Institute on Parcel R-14 and urge the Boston Redevelopment Authority to designate the Muslim Council of Boston as developer for this important project for the Greater Roxbury community and the City of Boston as a whole.

Sincerely,



Bruce C. Bolling
Councillor at Large

BCB/bew



GLORIA L. FOX
REPRESENTATIVE
7TH SUFFOLK DISTRICT
ROOM 167, STATE HOUSE
TEL. (617) 722-2692

The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133

COMMITTEES
HOUSE WAYS AND MEANS
FEDERAL FINANCIAL ASSISTANCE
HEALTH CARE
GOVERNOR'S COMMISSION
ON FOSTER CARE

Nathan A. Sabir, President
Muslim Council of Boston, Inc.
P.O. Box 190998
Roxbury, MA 02119

RE: Islamic Institute of Boston

Dear Mr. Sabir:

Thank you for sending me copies of your proposal to construct the Institute. I am most delighted that you have chosen Roxbury for this endeavor as we have had a long and cordial relationship with the Muslim Community.

I think that your proposal is innovative in that you suggest that you'll be entering a relationship with the Hawthorne Child Development Center as well as in the design concept that you have put forth.

You have my whole hearted support for this proposal and I wish you every success. If I can be of further assistance, don't hesitate to give me a call.

Sincerely,

Gloria L. Fox, Rep.
Gloria L. Fox, Rep.

cc: M. Ali-Salaam

DOCUMENT # 5546
ADOPTED
December 22, 1992

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL BARRETT, DIRECTOR

FROM: BEVERLY JOHNSON, ASSISTANT DIRECTOR
INSTITUTIONAL PLANNING
LINDA HAAR, ASSISTANT DIRECTOR
NEIGHBORHOOD PLANNING AND ZONING
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: REQUEST TENTATIVE DESIGNATION FOR THE MUSLIM
COUNCIL OF BOSTON, INC. AS REDEVELOPERS OF THE
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT
NO. MASS. R-129, PARCEL R-14

EXECUTIVE

SUMMARY: The Muslim Council of Boston, Inc., a religious and charitable non-profit organization, requests tentative designation for Campus High School U.R.A. Parcel R-14 in compliance with the terms and conditions of the request for proposals authorized by the Board on September 16, 1992.

Campus High School Urban Renewal Area Parcel R-14 consists of approximately 45,000 square feet of vacant land, located in Roxbury, at the intersection of King Street, New Dudley Street and Elmwood Street. The site is contiguous to various vacant City owned parcels, totaling 24,000 square feet. It is the staff's intention to recommend, at a later date, to the Authority that R-14 be consolidated with the aforementioned abutting vacant City parcels in order to facilitate the development of the site. As the project proceeds toward final designation, the authorization for a Confirmatory Taking will be sought, in order to clear any encumbrances to the City's and Authority's title.

In accordance with standard operating procedures, the Authority, on September 16, 1992, approved the advertisement to dispose of Campus High School U.R.A., Parcel R-14 for uses consistent with the urban renewal plan and the Roxbury Neighborhood District Zoning Amendment. The advertisement was recorded in the Central Register and the Boston Herald newspaper. On November 10, 1992 the Authority received one response to their advertisement and that response was from the Muslim Council of Boston, Inc.

The Muslim Council of Boston, Inc. (hereinafter referred to as the MBC) is comprised of representatives of the four organized Islamic Centers and/or Mosques in the Boston area: the Islamic Center of New England, Quincy; Masjid Al-Ham-du-lillah, Roxbury; the Islamic Center of Boston, Wayland; and Masjid Al-Quran, Dorchester. While the vast majority of American muslims are converts, the local immigrant muslim community is represented by thirty nationalities.

The MBC proposes to construct the Islamic Institute of Boston, dedicated to the study of Islamic Law, the recitation of the Quran and the worship of God. The unique feature of this proposal is that it represents the first collegial effort within the American Muslim community to develop such a center.

Total development cost is estimated at \$7 million. Islamic law forbids the payment or receipt of interest. While that law may be subject to interpretation in the West, traditional financing terms that include interest payments must be eschewed. Consequently, the financing for the project must be provided in the form of interest free security, available on demand and accessed by local financial institutions. Under the above mentioned terms, the project has received written expression of interest from Sheik Muhammadu'l Awwal of Lagos, Nigeria. A copy of his correspondence is appended for review.

The architectural elements of the Institute are evocative of traditional Islamic motifs common to religious edifices throughout the Islamic World. In designing this project, there has been a conscious effort to reflect the cultural diversity of the religion of Islam through the representation of these various elements within a Boston context. The architect for the project is Ilhan Zebekoglu, AIA.

In keeping with terms and conditions of the Request for Proposals, evidence of community support from Highland Park Area Planning and Zoning Committee, the Roxbury Neighborhood Council and the Parcel 18+ Task Force has been confirmed and/or appended for review.

Therefore, the staff recommends that the Muslim Council of Boston, Inc. receive tentative designation for Campus High Urban Renewal Area Project No. Mass. R-129, Parcel R-14.

An appropriate resolution is attached.